



INFORMATIONAL MEMORANDUM

TO: **Transportation and Infrastructure Services Committee**
FROM: **Hari Ponnekanti, Public Works Director**
BY: **Sherry Edquid, Levee and Floodplain Project Manager**
CC: **Mayor Allan Ekberg**
DATE: **June 2, 2023**
SUBJECT: **Wetland and Environmental Mitigation**
Consultant Selection
Multiple Project Nos.

ISSUE

Execute a contract with Raedeke Associates Inc. to provide consultant services to fulfill the plant establishment and monitoring requirements at landscape mitigation sites associated with four completed capital projects.

BACKGROUND

Projects undertaken by the City that are within established Shoreline or Wetland buffer areas are subject to the Shoreline Management ordinances (Ord. 2625, Ord. 2626, Ord. 2627). Each project listed below has mandatory plant establishment and monitoring requirements that were established in their approved permits. The purpose of this contract is to comply with the permit requirements by developing documentation and plans as needed to meet required mitigation performance standards.

- Southcenter Parkway Extension (98400437)
- Tukwila Urban Center Pedestrian Bridge (90510403)
- 42nd Ave S. Bridge Phase III (99410303)
- Interurban Avenue Improvements (90301402)

The scope of work entails site assessment, review of existing documentation, monitoring, compliance documentation and adaptive management planning to achieve permit compliance and project closeout. Monitoring in the past has been done by a different consultant with inconsistent results. Staff recommended not renewing the contract. A flood event in 2020 damaged a portion of the mitigation area associated with the Tukwila Urban Center Pedestrian Bridge and FEMA monies have been obtained to repair the damage.

DISCUSSION

The City issued a Request for Qualifications (RFQ) and three consultant firms submitted proposals in response. Raedeke Associates Inc. was selected based on their qualifications and years of experience performing similar work for various municipalities in the Puget Sound region.

FISCAL IMPACT

	<u>Raedeke Contract</u>		<u>CIP Project Budget</u>
Contract	\$43,000	Wetland & Environmental Mitigation	\$60,000
		FEMA grant	\$16,000
Total	\$43,000		\$76,000

RECOMMENDATION

Council is being asked to approve the consultant contract with Raedeke Associates, Inc. for the Environmental Compliance Mitigation Monitoring in the amount of \$43,000 and consider this item on the Consent Agenda at the June 12, 2023 Special Meeting.

ATTACHMENTS

- CIP Page 16
- Consultant Agreement, Scope of Work and Fee Estimate

CITY OF TUKWILA CAPITAL PROJECT SUMMARY

2023 to 2028

PROJECT: **Wetland & Environmental Mitigation** Project No. Varies

DESCRIPTION: Provide annual maintenance of wetland, stream, or other environmental mitigation commitments until accepted by the permitting agency.

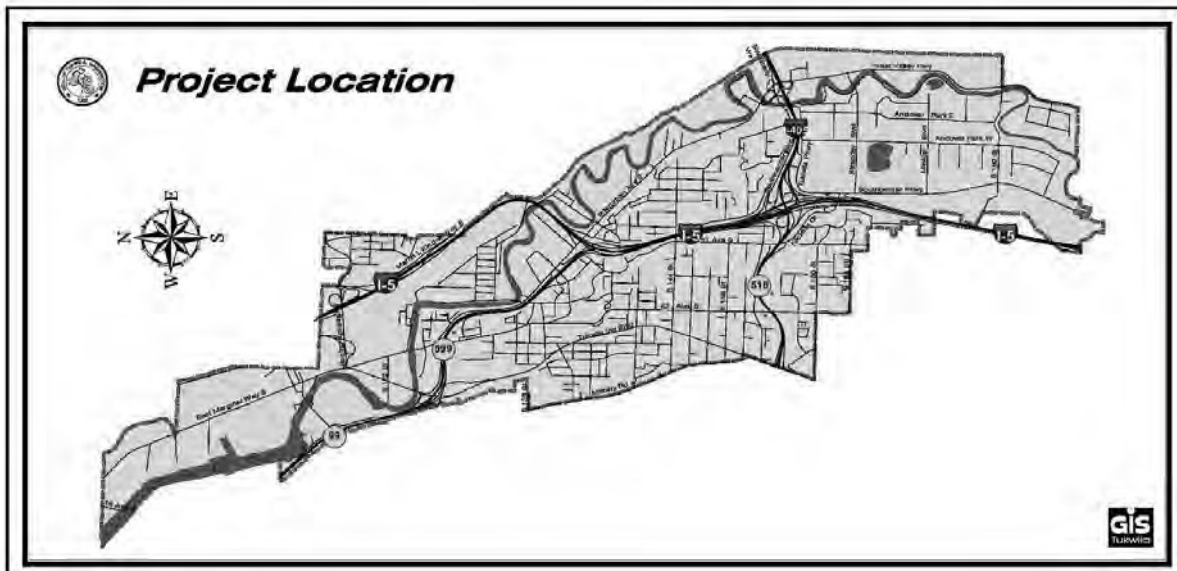
JUSTIFICATION: Some capital improvement projects have been approved contingent upon environmental mitigation requirements. Examples include: wetlands and streams.

STATUS: Annual work is required to prepare mitigation reports and provide the necessary mitigation maintenance that in-house staff is unable to do in addition to their normal workload.

MAINT. IMPACT: Significant annual weeding, plant replacement, and preparation of monitoring reports is required.

COMMENT: Ongoing projects, only previous year shown in 2019. S 180th St Grade Separation wetland mitigation completed. Southcenter Pkwy Extension wetland and stream mitigation started in 2013. TUC Ped/Bridge & 42nd Ave S mitigation to start in 2019 with required minimum 5 year monitoring and maintenance.

FINANCIAL (in \$000's)	Through Estimated									TOTAL
	2021	2022	2023	2024	2025	2026	2027	2028	BEYOND	
EXPENSES										
Design										0
Land (RW)										0
Const. Mgmt.										0
Repairs & Maintenance			60	70	70	70	70	70	70	480
TOTAL EXPENSES	0	0	60	70	70	70	70	70	70	480
FUND SOURCES										
Awarded Grant										0
Proposed Grant										0
Mitigation Actual										0
Proposed Mitigation										0
104 Fund Balance	0	0	60	70	70	70	70	70	70	480
TOTAL SOURCES	0	0	60	70	70	70	70	70	70	480





City of Tukwila

6200 Southcenter Boulevard, Tukwila WA 98188

Contract Number:

PROFESSIONAL SERVICES AGREEMENT

(Includes consultants, architects, engineers, accountants, and other professional services)

THIS AGREEMENT is entered into between the City of Tukwila, Washington, hereinafter referred to as "the City", and **Raedeke Associates, Inc.**, hereinafter referred to as "the Consultant", in consideration of the mutual benefits, terms, and conditions hereinafter specified.

1. **Project Designation.** The Consultant is retained by the City to perform **plant establishment and monitoring requirements** services in connection with the project titled **Wetland and Environmental Mitigation.**
2. **Scope of Services.** The Consultant agrees to perform the services, identified on Exhibit "A" attached hereto, including the provision of all labor, materials, equipment and supplies.
3. **Duration of Agreement; Time for Performance.** This Agreement shall be in full force and effect for a period commencing upon execution and ending **April 1, 2025**, unless sooner terminated under the provisions hereinafter specified. Work under this Agreement shall commence upon written notice by the City to the Consultant to proceed. The Consultant shall perform all services and provide all work product required pursuant to this Agreement no later than **April 1, 2025** unless an extension of such time is granted in writing by the City.
4. **Payment.** The Consultant shall be paid by the City for completed work and for services rendered under this Agreement as follows:
 - A. Payment for the work provided by the Consultant shall be made as provided on Exhibit "B" attached hereto, provided that the total amount of payment to the Consultant shall not exceed **\$43,000** without express written modification of the Agreement signed by the City.
 - B. The Consultant may submit vouchers to the City once per month during the progress of the work for partial payment for that portion of the project completed to date. Such vouchers will be checked by the City and, upon approval thereof, payment shall be made to the Consultant in the amount approved.
 - C. Final payment of any balance due the Consultant of the total contract price earned will be made promptly upon its ascertainment and verification by the City after the completion of the work under this Agreement and its acceptance by the City.
 - D. Payment as provided in this section shall be full compensation for work performed, services rendered, and for all materials, supplies, equipment and incidentals necessary to complete the work.
 - E. The Consultant's records and accounts pertaining to this Agreement are to be kept available for inspection by representatives of the City and the state of Washington for a period of three (3) years after final payments. Copies shall be made available upon request.

5. **Ownership and Use of Documents.** All documents, drawings, specifications and other materials produced by the Consultant in connection with the services rendered under this Agreement shall be the property of the City whether the project for which they are made is executed or not. The Consultant shall be permitted to retain copies, including reproducible copies, of drawings and specifications for information, reference and use in connection with the Consultant's endeavors. The Consultant shall not be responsible for any use of the said documents, drawings, specifications or other materials by the City on any project other than the project specified in this Agreement.
6. **Compliance with Laws.** The Consultant shall, in performing the services contemplated by this Agreement, faithfully observe and comply with all federal, state, and local laws, ordinances and regulations, applicable to the services rendered under this Agreement.
7. **Indemnification.** The Consultant shall defend, indemnify and hold the City, its officers, officials, employees and volunteers harmless from any and all claims, injuries, damages, losses or suits including attorney fees, arising out of or resulting from the acts, errors or omissions of the Consultant in performance of this Agreement, except for injuries and damages caused by the sole negligence of the City.

Should a court of competent jurisdiction determine that this Agreement is subject to RCW 4.24.115, then, in the event of liability for damages arising out of bodily injury to persons or damages to property caused by or resulting from the concurrent negligence of the Consultant and the City, its officers, officials, employees, and volunteers, the Consultant's liability hereunder shall be only to the extent of the Consultant's negligence. It is further specifically and expressly understood that the indemnification provided herein constitutes the Consultant's waiver of immunity under Industrial Insurance, Title 51 RCW, solely for the purposes of this indemnification. This waiver has been mutually negotiated by the parties. The provisions of this section shall survive the expiration or termination of this Agreement.

8. **Insurance.** The Consultant shall procure and maintain for the duration of the Agreement, insurance against claims for injuries to persons or damage to property which may arise from or in connection with the performance of the work hereunder by the Consultant, its agents, representatives, or employees. Consultant's maintenance of insurance as required by the agreement shall not be construed to limit the liability of the Consultant to the coverage provided by such insurance, or otherwise limit the City's recourse to any remedy available at law or in equity.
 - A. **Minimum Amounts and Scope of Insurance.** Consultant shall obtain insurance of the types and with the limits described below:
 1. **Automobile Liability** insurance with a minimum combined single limit for bodily injury and property damage of \$1,000,000 per accident. Automobile Liability insurance shall cover all owned, non-owned, hired and leased vehicles. Coverage shall be written on Insurance Services Office (ISO) form CA 00 01 or a substitute form providing equivalent liability coverage. If necessary, the policy shall be endorsed to provide contractual liability coverage.
 2. **Commercial General Liability** insurance with limits no less than \$1,000,000 each occurrence, \$1,000,000 general aggregate. Commercial General Liability insurance shall be at least as broad as ISO occurrence form CG 00 01 and shall cover liability arising from premises, operations, stop-gap independent contractors and personal injury and advertising injury. The City shall be named as an additional insured under the Consultant's Commercial General Liability insurance policy with respect to the work performed for the City using an additional insured endorsement at least as broad as ISO endorsement form CG 20 26.
 3. **Workers' Compensation** coverage as required by the Industrial Insurance laws of the State of Washington.

4. **Professional Liability** with limits no less than \$1,000,000 per claim and \$1,000,000 policy aggregate limit. Professional Liability insurance shall be appropriate to the Consultant's profession.
 - B. **Public Entity Full Availability of Contractor Limits.** If the Contractor maintains higher insurance limits than the minimums shown above, the Public Entity shall be insured for the full available limits of Commercial General and Excess or Umbrella liability maintained by the Contractor, irrespective of whether such limits maintained by the Contractor are greater than those required by this Contract or whether any certificate of insurance furnished to the Public Entity evidences limits of liability lower than those maintained by the Contractor.
 - C. **Other Insurance Provision.** The Consultant's Automobile Liability and Commercial General Liability insurance policies are to contain, or be endorsed to contain that they shall be primary insurance with respect to the City. Any Insurance, self-insurance, or insurance pool coverage maintained by the City shall be excess of the Consultant's insurance and shall not be contributed or combined with it.
 - D. **Acceptability of Insurers.** Insurance is to be placed with insurers with a current A.M. Best rating of not less than A:VII.
 - E. **Verification of Coverage.** Consultant shall furnish the City with original certificates and a copy of the amendatory endorsements, including but not necessarily limited to the additional insured endorsement, evidencing the insurance requirements of the Contractor before commencement of the work. Upon request by the City, the Consultant shall furnish certified copies of all required insurance policies, including endorsements, required in this Agreement and evidence of all subcontractors' coverage.
 - F. **Notice of Cancellation.** The Consultant shall provide the City with written notice of any policy cancellation, within two business days of their receipt of such notice.
 - G. **Failure to Maintain Insurance.** Failure on the part of the Consultant to maintain the insurance as required shall constitute a material breach of contract, upon which the City may, after giving five business days notice to the Consultant to correct the breach, immediately terminate the contract or, at its discretion, procure or renew such insurance and pay any and all premiums in connection therewith, with any sums so expended to be repaid to the City on demand, or at the sole discretion of the City, offset against funds due the Consultant from the City.
9. **Independent Contractor.** The Consultant and the City agree that the Consultant is an independent contractor with respect to the services provided pursuant to this Agreement. Nothing in this Agreement shall be considered to create the relationship of employer and employee between the parties hereto. Neither the Consultant nor any employee of the Consultant shall be entitled to any benefits accorded City employees by virtue of the services provided under this Agreement. The City shall not be responsible for withholding or otherwise deducting federal income tax or social security or for contributing to the state industrial insurance program, otherwise assuming the duties of an employer with respect to the Consultant, or any employee of the Consultant.
 10. **Covenant Against Contingent Fees.** The Consultant warrants that he has not employed or retained any company or person, other than a bonafide employee working solely for the Consultant, to solicit or secure this contract, and that he has not paid or agreed to pay any company or person, other than a bonafide employee working solely for the Consultant, any fee, commission, percentage, brokerage fee, gifts, or any other consideration contingent upon or resulting from the award or making of this contract. For breach or violation of this warrant, the City shall have the right to annul this contract without liability, or in its discretion to deduct from the contract price or consideration, or otherwise recover, the full amount of such fee, commission, percentage, brokerage fee, gift, or contingent fee.

11. **Discrimination Prohibited.** Contractor, with regard to the work performed by it under this Agreement, will not discriminate on the grounds of race, religion, creed, color, national origin, age, veteran status, sex, sexual orientation, gender identity, marital status, political affiliation, the presence of any disability, or any other protected class status under state or federal law, in the selection and retention of employees or procurement of materials or supplies.
12. **Assignment.** The Consultant shall not sublet or assign any of the services covered by this Agreement without the express written consent of the City.
13. **Non-Waiver.** Waiver by the City of any provision of this Agreement or any time limitation provided for in this Agreement shall not constitute a waiver of any other provision.
14. **Termination.**
 - A. The City reserves the right to terminate this Agreement at any time by giving ten (10) days written notice to the Consultant.
 - B. In the event of the death of a member, partner or officer of the Consultant, or any of its supervisory personnel assigned to the project, the surviving members of the Consultant hereby agree to complete the work under the terms of this Agreement, if requested to do so by the City. This section shall not be a bar to renegotiations of this Agreement between surviving members of the Consultant and the City, if the City so chooses.
15. **Applicable Law; Venue; Attorney's Fees.** This Agreement shall be subject to, and the Consultant shall at all times comply with, all applicable federal, state and local laws, regulations, and rules, including the provisions of the City of Tukwila Municipal Code and ordinances of the City of Tukwila. In the event any suit, arbitration, or other proceeding is instituted to enforce any term of this Agreement, the parties specifically understand and agree that venue shall be properly laid in King County, Washington. The prevailing party in any such action shall be entitled to its attorney's fees and costs of suit. Venue for any action arising from or related to this Agreement shall be exclusively in King County Superior Court.
16. **Severability and Survival.** If any term, condition or provision of this Agreement is declared void or unenforceable or limited in its application or effect, such event shall not affect any other provisions hereof and all other provisions shall remain fully enforceable. The provisions of this Agreement, which by their sense and context are reasonably intended to survive the completion, expiration or cancellation of this Agreement, shall survive termination of this Agreement.
17. **Notices.** Notices to the City of Tukwila shall be sent to the following address:

City Clerk
City of Tukwila
6200 Southcenter Boulevard
Tukwila, WA 98188

Notices to Consultant shall be sent to the following address:

Raedeke Associates, Inc. – Chris Wright
2111 N. Northgate Way, Suite 219
Seattle, WA 98133
18. **Entire Agreement; Modification.** This Agreement, together with attachments or addenda, represents the entire and integrated Agreement between the City and the Consultant and supersedes all prior negotiations, representations, or agreements written or oral. No amendment or modification of this Agreement shall be of any force or effect unless it is in writing and signed by the parties.

DATED this 24 day of May, 2023.

CITY OF TUKWILA

Allan Ekberg, Mayor

CONSULTANT:

By: 

Printed Name: CHRISTOPHER W. WRIGHT

Title: PRESIDENT

ATTEST/AUTHENTICATED:

Christy O'Flaherty, City Clerk

APPROVED AS TO FORM:

Office of the City Attorney

May 18, 2023

Sherry Edquid
City of Tukwila
6200 Southcenter Boulevard
Tukwila, WA 98188

RE: Request for Proposal for Professional Services
City of Tukwila – Mitigation Site Monitoring

- Tukwila Urban Center Pedestrian Bridge (RAI #2023-032-001)
- Southcenter Parkway Extension (RAI #2023-032-002)
- Interurban Avenue Improvements (RAI #2023-032-003)
- 42nd Avenue South Phase III (RAI #2023-032-004)

Dear Sherry Edquid:

We are pleased to submit the following proposal for biological consulting services for the above-named projects.

The Scope of Services portion of this Agreement is based upon discussions with you and our understanding of the work needed as of the date of this document. If this scope has changed, please notify our office immediately so that we can update this Agreement to reflect the services needed.

In order to authorize work to begin, **please provide a contract, purchase order, or other written notice to proceed to our office.**

Thank you for the opportunity to submit this proposal. We look forward to working with you on this project. If you have any questions, you may contact me directly at (206) 525-8122.

Respectfully submitted,
RAEDEKE ASSOCIATES, INC.



Christopher W. Wright
President/Soil and Wetland Scientist

Attachments

RAEDEKE ASSOCIATES, INC.
2111 N. NORTHGATE WAY, STE. 219
SEATTLE, WASHINGTON 98133
(206) 525-8122
FAX: (206) 526-2880
Scope of Services
For Professional Services Agreement

This document shall serve as an Agreement for Professional Services between Raedeke Associates, Inc. and the **City of Tukwila** for the project known as:

City of Tukwila – Mitigation Site Monitoring
RAI#2023-032

- **001 Tukwila Urban Center Pedestrian Bridge**
- **002 Southcenter Parkway Extension**
- **003 Interurban Avenue Improvements**
- **004 42nd Avenue South Phase III**

PROJECT LOCATION

The project consists of 4 separate mitigation sites: Southcenter Parkway Extension, Interurban Avenue Improvements, Tukwila Urban Center Pedestrian Bridge, and 42nd Avenue South Phase III. All sites to be evaluated are located in the City of Tukwila, Washington. A list of mitigation sites received from Sherry Edquid, as well as maps retrieved on-line from the City of Tukwila and King County websites depict the study sites.

PROJECT SUMMARY

This Agreement authorizes Raedeke Associates, Inc. to provide an evaluation of the sites listed above, to prepare new mitigation plans for each site, to oversee construction implementation, and to conduct performance monitoring at each site after construction has completed.

PERFORMANCE OF SERVICES

Services are performed per the U. S. Army Corps of Engineers (COE) Wetlands Delineation Manual (Environmental Laboratory 1987), as updated for this area by the regional supplement to the COE wetland delineation manual for the Western Mountains, Valleys, and Coast Region (COE 2010). The COE wetlands manual is required by state law (WAC 173-22-035, as revised) for all local jurisdictions.

The ordinary high water mark (OHWM) of streams will be determined using definitions provided by the Washington State Shorelines Management Act of 1971: “that mark that will be found by examining the bed and banks and ascertaining where the presence and action of waters are so common and usual, and so long continued in all ordinary years, as to mark upon the soil a character distinct from that of the abutting upland, in respect to vegetation.” (RCW 90.58.030(2)(b) and WAC173-22-030(6)). The OHWM will be delineated using procedures outlined in the 1994 Washington Department of Ecology Shoreline Administrators Manual.

PROPOSED FEE SCHEDULE FOR ATTACHMENTS

1.	Tukwila Urban Center Pedestrian Bridge (2023-032-001)	\$16,800
2.	Southcenter Parkway Extension (2023-032-002)	\$10,400
3.	South Interurban Avenue Improvements (2023-032-003)	\$5,400
4.	42 nd Avenue South Phase III (2023-032-004)	\$10,400
Total		\$43,000

ATTACHMENT AND APPENDIX INFORMATION:

The **Professional Services Agreement** is comprised of the **General Terms and Conditions**, the **Scope of Services** and the **Agreement for Professional Services Authorization**. These documents constitute the entire Agreement between **Raedeke Associates, Inc.** and the **City of Tukwila** and supersede all prior written or oral understandings.

Each individual attachment for the above services provides a scope of work and proposed fee. Following are terms that apply to all the Attachments.

COMPENSATION

Raedeke Associates, Inc. will invoice for services on a Time and Materials basis at the rates in effect at the time of this Agreement.

Estimated cost of providing services as described in this Agreement is **\$43,000.00**. Invoices will reflect costs for actual hours and expenses incurred. Raedeke Associates Inc. reserves the right to use funds remaining in other Attachments and/or tasks, if needed, to complete certain tasks in each Attachment.

Hourly Rates

Sr. Principal	\$250.00
Associate Principal	\$225.00
Sr. Scientist/Planner	\$186.00
Staff Scientist/Planner	\$161.00
Technical Staff III	\$142.00
Technical Staff II	\$131.00
Technical Staff I	\$116.00
Project/ Contract Administrator	\$120.00
Technical/ Admin Support Staff	\$97.00

Expenses

Vehicle Mileage	\$0.655 per mile
Fax	\$0.50 per page
Photocopies (black & white)	\$0.10 per page
Prints/plots (8-1/2 x 11, color)	\$0.40 per page
Prints/plots (11x17, color)	\$0.80 per page

The estimated cost is valid for tasks specifically described above. To ensure that needed tasks are included, please carefully review the: Exclusions, Additional Services, and Change Order

sections of this Agreement, if provided. Request to perform tasks not included in this Agreement will result in production of a Change Order for extra fees associated with the completion of the additional requested tasks and may result in project documents being held until such Change Order and associated retainer are received. The Client Responsibility section provides details of documents or files to be supplied before services can be completed, please review to ensure compliance with these requirements.

ATTACHMENT INFORMATION:

Each individual attachment for the above services provides a scope of work and proposed fee. Following are terms that apply to all of the Attachments.

CLIENT RESPONSIBILITY

Completion of the services described above is based upon timely receipt from the **City of Tukwila** of technical reports or documents previously produced for the site, in addition to proposed site plans. These documents will be used as background information and to assess potential site impacts during the tasks described above.

OVERALL PROPOSAL ASSUMPTIONS:

- We assume the **City of Tukwila** will supply all access agreements, rights of entry, and authorizations necessary to legally conduct the field work on the project site or neighboring properties;
- We assume base CAD files of existing site conditions and proposed site design will be provided by others in a timely fashion. If CAD files are not available, any required mitigation plans will be developed based on available base map information;
- We assume that all civil site development or other engineering design, details, notes, and associated permitting for construction and access will be performed by others;
- We assume the **City of Tukwila** will be responsible for submitting reports or permit applications prepared under this contract directly to County jurisdictional authorities for necessary approvals to perform the project work. The reports and applications prepared herein do not serve as permission or obviate the need to ensure all appropriate permits are received prior to constructing the project or performing project related activities.

EXCLUSIONS

Additional tasks may become necessary, depending on the nature of the project. However, the following future tasks are not included in this Agreement: (1) additional field investigations (for example, detailed wildlife, plants, and animal studies, habitat studies, etc.), (2) additional meetings or additional coordination and administration, (3) tasks associated with preparation of a full critical areas report that discusses project impacts and mitigation suitable for submittal to reviewing agencies as part of a development application, or preparation of mitigation or management plans, (4) tasks associated with response to agency or public comments, or public hearings, or (5) preparation of local, state, or federal critical areas permit applications or supporting documents. If these or other tasks not specifically included in this Agreement are requested, or assumptions stated in this Agreement are exceeded due to circumstances beyond our control, we will submit a supplemental agreement to cover the additional services.

CHANGE ORDERS

Any requests for services not included in this Agreement, will result in the production of a Change Order to cover authorization and agreement for payment for such services.

If the Scope of Services portion of this Agreement does not accurately describe the services required or is incomplete, please notify the **Raedeke Associates, Inc.** project manager assigned to the project upon receipt of this document.

Scope of Services for Professional Services Agreement

ATTACHMENT 1

City of Tukwila – Mitigation Site Monitoring – Phase 001 Tukwila Urban Center Pedestrian Bridge RAI No. 2023-032-001

PROJECT SUMMARY

This Agreement authorizes Raedeke Associates, Inc. to prepare a new mitigation plan for the Tukwila Urban Center Pedestrian Bridge mitigation site and to provide oversight during construction activities.

SCOPE OF WORK

- **Project Initiation and Background Review:** This task includes initial coordination with the City of Tukwila and review of background information, including available reference maps and documents from regulatory or resource agencies, including information on wetlands, streams, and soils. We will utilize information and documents provided by the City.
- **Field Evaluation:** We will utilize previously collected information on vegetation, soils, and hydrology to support our findings, as well as other notes and supplemental aerial imagery pertinent to making a determination of wetland and buffer extent. Upon review of this information, we will perform site visits to gather additional data and evaluate the extent of wetlands and buffers, and to identify deficiencies from permit performance standards. This task assumes up to 4-staff hours.
- **Summary Memo:** This task involves preparation of a technical memorandum summarizing the conditions of the site. The report is intended to provide the City of Tukwila with a preliminary understanding of status of the mitigation site relative to the goals and objectives of the mitigation effort.
- **Mitigation Plan:** This task involves preparation of new mitigation plans created in CAD, if necessary (assumes up to 15 staff-hours).
- **Construction Site Visits:** This task includes site visits for pre-construction and mid-construction meetings to coordinate with the City and their contractors, and inspect to confirm the mitigation site is being constructed per the approved new plans (assumes up to 12 staff-hours).
- **Performance Monitoring:** The project biologist would conduct a site visit during August or September to document existing site conditions, including plant survival, health, and invasive species presence, and to determine if the site is meeting the required performance standards. During the monitoring visit, the project biologist would count plants and estimate vegetative cover in the sample plots, and take photos to document the health of the mitigation area (assumes up to 4 hours for two staff, for a total of 8 staff-hours)
- **Performance Monitoring Report:** After completion of the monitoring site visit, Raedeke Associates, Inc. will prepare a technical memorandum to serve as documentation of the existing conditions for the site. This report will include data collected in the mitigation areas, a color photo-plate depicting the mitigation site, and graphics showing the general configuration of the mitigation site and its plantings. The cost estimate includes one round of review and revision (up to 1 staff-hour) in response to city comments.

- **Project Coordination and Administration:** This task includes correspondence and coordination with the **City of Tukwila** or their consultants with regard to scheduling and information acquisition for the project and to provide in-house administration as necessary during the course of the project (assumes up to 1 staff-hours).
- **Project Expenses:** Project expenses include costs for travel, mileage, photocopies, reprographics, courier services and other supplies.

ESTIMATED COST: \$16,800.00

Scope of Services for Professional Services Agreement

ATTACHMENT 2

City of Tukwila – Mitigation Site Monitoring – Phase 002 Southcenter Parkway Extension RAI No. 2023-032-002

PROJECT SUMMARY

This Agreement authorizes Raedeke Associates, Inc. to prepare a new mitigation plan for the Southcenter Parkway Extension mitigation site and to provide oversight during construction activities.

SCOPE OF WORK

- **Project Initiation and Background Review:** This task includes initial coordination with the City of Tukwila and review of background information, including available reference maps and documents from regulatory or resource agencies, including information on wetlands, streams, and soils. We will utilize information and documents provided by the City.
- **Field Evaluation:** We will utilize previously collected information on vegetation, soils, and hydrology to support our findings, as well as other notes and supplemental aerial imagery pertinent to making a determination of wetland and buffer extent. Upon review of this information, we will perform site visits to gather additional data and evaluate the extent of wetlands and buffers, and to identify deficiencies from permit performance standards. This task assumes up to 4-staff hours.
- **Summary Memo:** This task involves preparation of a technical memorandum summarizing the conditions at the site. The report is intended to provide the City of Tukwila with a preliminary understanding of status of the mitigation site relative to the goals and objectives of the mitigation effort.
- **Mitigation Plan:** This task involves preparation of new mitigation plans created in CAD, if necessary (assumes up to 10 staff-hours).
- **Construction Site Visits:** This task includes site visits for pre-construction and mid-construction meetings to coordinate with the City and their contractors, and inspect to confirm the mitigation site is being constructed per the approved new plans (assumes up to 8 staff-hours).
- **Performance Monitoring:** The project biologist would conduct a site visit during August or September to document existing site conditions, including plant survival, health, and invasive species presence, and to determine if the site is meeting the required performance standards. During the monitoring visit, the project biologist would count plants and estimate vegetative cover in the sample plots, and take photos to document the health of the mitigation area (assumes up to 4 hours for two staff, for a total of 8 staff-hours)
- **Performance Monitoring Report:** After completion of the monitoring site visit, Raedeke Associates, Inc. will prepare a technical memorandum to serve as documentation of the existing conditions for the site. This report will include data collected in the mitigation areas, a color photo-plate depicting the mitigation site, and graphics showing the general configuration of the mitigation site and its plantings. The cost estimate includes one round of review and revision (up to 1 staff-hour) in response to city comments.

- **Project Coordination and Administration:** This task includes correspondence and coordination with the **City of Tukwila** or their consultants with regard to scheduling and information acquisition for the project and to provide in-house administration as necessary during the course of the project (assumes up to 1 staff-hours).
- **Project Expenses:** Project expenses include costs for travel, mileage, photocopies, reprographics, courier services and other supplies.

ESTIMATED COST: \$10,400.00

Scope of Services for Professional Services Agreement

ATTACHMENT 3

City of Tukwila – Mitigation Site Monitoring – Phase 003 Interurban Avenue Improvements RAI No. 2023-032-003

PROJECT SUMMARY

This Agreement authorizes Raedeke Associates, Inc. to prepare a new mitigation plan for the Interurban Avenue Improvements site and to provide oversight during construction activities.

SCOPE OF WORK

- **Project Initiation and Background Review:** This task includes initial coordination with the City of Tukwila and review of background information, including available reference maps and documents from regulatory or resource agencies, including information on wetlands, streams, and soils. We will utilize information and documents provided by the City.
- **Field Evaluation:** We will utilize previously collected information on vegetation, soils, and hydrology to support our findings, as well as other notes and supplemental aerial imagery pertinent to making a determination of wetland and buffer extent. Upon review of this information, we will perform site visits to gather additional data and evaluate the extent of wetlands and buffers, and to identify deficiencies from permit performance standards. This task assumes up to 4-staff hours.
- **Summary Memo:** This task involves preparation of a technical memorandum summarizing the conditions at the site. The report is intended to provide the City of Tukwila with a preliminary understanding of status of the mitigation site relative to the goals and objectives of the mitigation effort.
- **Mitigation Plan:** This task involves preparation of new mitigation plans created in CAD, if necessary (assumes up to 5 staff-hours).
- **Construction Site Visits:** This task includes site visits for pre-construction and mid-construction meetings to coordinate with the City and their contractors, and inspect to confirm the mitigation site is being constructed per the approved new plans (assumes up to 8 staff-hours).
- **Performance Monitoring:** The project biologist would conduct a site visit during August or September to document existing site conditions, including plant survival, health, and invasive species presence, and to determine if the site is meeting the required performance standards. During the monitoring visit, the project biologist would count plants and estimate vegetative cover in the sample plots, and take photos to document the health of the mitigation area (assumes up to 4 hours for two staff, for a total of 8 staff-hours)
- **Performance Monitoring Report:** After completion of the monitoring site visit, Raedeke Associates, Inc. will prepare a technical memorandum to serve as documentation of the existing conditions for the site. This report will include data collected in the mitigation areas, a color photo-plate depicting the mitigation site, and graphics showing the general configuration of the mitigation site and its plantings. The cost estimate includes one round of review and revision (up to 1 staff-hour) in response to city comments.

- **Project Coordination and Administration:** This task includes correspondence and coordination with the **City of Tukwila** or their consultants with regard to scheduling and information acquisition for the project and to provide in-house administration as necessary during the course of the project (assumes up to 1 staff-hours).
- **Project Expenses:** Project expenses include costs for travel, mileage, photocopies, reprographics, courier services and other supplies.

ESTIMATED COST: \$5,400.00

Scope of Services for Professional Services Agreement

ATTACHMENT 4

City of Tukwila – Mitigation Site Monitoring – Phase 004 42nd Avenue South Phase III RAI No. 2023-032-004

PROJECT SUMMARY

This Agreement authorizes Raedeke Associates, Inc. to prepare a new mitigation plan for the 42nd Avenue South Phase III site and to provide oversight during construction activities.

SCOPE OF WORK

- **Project Initiation and Background Review:** This task includes initial coordination with the City of Tukwila and review of background information, including available reference maps and documents from regulatory or resource agencies, including information on wetlands, streams, and soils. We will utilize information and documents provided by the City.
- **Field Evaluation:** We will utilize previously collected information on vegetation, soils, and hydrology to support our findings, as well as other notes and supplemental aerial imagery pertinent to making a determination of wetland and buffer extent. Upon review of this information, we will perform site visits to gather additional data and evaluate the extent of wetlands and buffers, and to identify deficiencies from permit performance standards. This task assumes up to 4-staff hours.
- **Summary Memo:** This task involves preparation of a technical memorandum summarizing the conditions at the site. The report is intended to provide the City of Tukwila with a preliminary understanding of status of the mitigation site relative to the goals and objectives of the mitigation effort.
- **Mitigation Plan:** This task involves preparation of new mitigation plans created in CAD, if necessary (assumes up to 10 staff-hours).
- **Construction Site Visits:** This task includes site visits for pre-construction and mid-construction meetings to coordinate with the City and their contractors, and inspect to confirm the mitigation site is being constructed per the approved new plans (assumes up to 8 staff-hours).
- **Performance Monitoring:** The project biologist would conduct a site visit during August or September to document existing site conditions, including plant survival, health, and invasive species presence, and to determine if the site is meeting the required performance standards. During the monitoring visit, the project biologist would count plants and estimate vegetative cover in the sample plots, and take photos to document the health of the mitigation area (assumes up to 4 hours for two staff, for a total of 8 staff-hours)
- **Performance Monitoring Report:** After completion of the monitoring site visit, Raedeke Associates, Inc. will prepare a technical memorandum to serve as documentation of the existing conditions for the site. This report will include data collected in the mitigation areas, a color photo-plate depicting the mitigation site, and graphics showing the general configuration of the mitigation site and its plantings. The cost estimate includes one round of review and revision (up to 1 staff-hour) in response to city comments.

- **Project Coordination and Administration:** This task includes correspondence and coordination with the **City of Tukwila** or their consultants with regard to scheduling and information acquisition for the project and to provide in-house administration as necessary during the course of the project (assumes up to 1 staff-hours).
- **Project Expenses:** Project expenses include costs for travel, mileage, photocopies, reprographics, courier services and other supplies.

ESTIMATED COST: \$10,400.00